



KAK 13-091

803 Waimanu Street

Staff Report - November 6, 2013

Project Lot Area	21,192 sf
Total Number of Units	153 Units
Open Space	8,477 sf
Recreation Space	8,477 sf
Total # of Parking Stalls	91 stalls
Loading	1 stall
Proposed Floor Area	89,006 sf

Project Summary

- **Public hearing notice for the Project was published in the Honolulu Star-Advertiser on October 6, 2013**
- **Public Notified of Project and Public Hearings:**
 - the President of the Senate
 - the Speaker of the House of Representatives
 - Association of apartment owners of residential buildings adjacent to the Project
 - Surrounding landowners and businesses
 - The Ala Moana/Kakaako Neighborhood Board No. 11
 - The Kakaako Improvement Association
 - Various elected officials and State and County
 - Approximately 314 individuals and organizations that have shown interest in development in Kaka'ako in the past
- **The Project was presented at the October 22, 2013 Ala Moana/ Kakaako Neighborhood Board No. 11 meeting**

PUBLIC HEARING NOTICE & COMMUNITY OUTREACH

- **The Development Permit application was provided to the following Agencies on September 24, 2013 for review and comment:**

State of Hawaii

- State Historic Preservation Division (“SHPD”), Department of Land and Natural Resources (“DLNR”),
- Department of Education (“DOE”),
- Department of Transportation (“DOT”), Airports Division.

City and County of Honolulu (“City”)

- Department of Transportation Services (“DTS”),
 - Department of Planning and Permitting (“DPP”),
 - Department of Environmental Services (“DES”), and
 - Honolulu Board of Water Supply (“BWS”).
- **Agency Meeting held on October 24, 2013**

State and County Agencies Consultation

- **Design Advisory Board (DAB) Members:**
 - Mr. Deepak Neupane, P.E., AIA (HCDA Director of Planning and Development),
 - Ms. Lois Mitsunaga, (HCDA Board Member), and
 - Mr. Tom Schnell, AICP (professional expert and Kakaako resident).
- **Summary Design Review Comments**
 - Location Makes Project a Good TOD Housing Opportunity
 - Who builds first? Second? Philosophical fairness for development & understanding that design can attempt to resolve only so much
 - Project will block some of the views of adjacent Plaza Tower, however proposed design generally unobtrusive & complies w/65' height limit
 - Redesign Option – Flip Building Layout to allow project to “face” rather than “turn its back” to adjacent Plaza Tower

Design Review

- **Project will comply with all provisions of the HAR, Chapter 217, Title 15, Mauka Area Rules.**

Ch. 217 Mauka Area Rule Compliance

- **DPP Waste Water Branch has approved sewer connection permit for the Project**
- **In 1993 HCDA completed Improvement District Project-3 (ID-3) in the area that included sewer upgrade on Cooke Street**
 - **New 24” Line Installed at that time**
- **Connection to this trunk line would be accomplished along the existing 8” line in Kawaiahao Street**
- **Applicant is proposing frontage improvements along Kawaiahao and Waimanu Street**
 - **Connection to Line Would Be Effected at this time**
- **Developer Would Still Be Obligated to Perform Under Conditions of Project Sewer Connection Permit**

Wastewater Infrastructure

- **Project Frontage Along Waimanu & Kawaiahao Streets Does Not Feature Curb & Gutter System**
- **Absent Regional Improvement, Developer Is Obligated to Manage All Stormwater Generated by the Project Onsite**
- **Development Permit (if issued by Authority) Will Cite this Responsibility as a Condition of Approval**

Storm Water Runoff

- **Board of Water Supply Indicates Adequate Capacity for Project**
- **Telecommunication and Power Utilities are Widely Available**
- **Development Permit (if issued by Authority) Will Cite Compliance w/Applicable Agency Requirements as a Condition of Approval**

Drinking Water & Utility Infrastructure

- **Based on comments from C&C agencies, staff analysis, infrastructure in the neighborhood is adequate to support the Project**
- **As provided for in §15-217-57 (c) and (d) of the Mauka Area Rules the Executive Director finds that there is adequate infrastructure in the area to support a density (FAR/floor area ratio) of 3.5 for this project**

ED's Determination of Adequacy

HCDA Rules

	Ch. 217 Plan & Rule	Proposed Project	Comments
Building Type	Urban Block	Urban Block	
Building Form & Height	Maximum 65'	7 floors to height of 65' Stepped floor plates	
Building Placement	<u>Build-to-Lines</u> Kawaiahao St: No requirement Waimanu: No requirement	<u>Build-to-Lines</u> Kawaiahao St: To property line Waimanu St: To property line	

HCDA Rules

	Ch. 217 Plan & Rule	Proposed Project	Comments
Frontage Type	Stoop Frontage	Stoop Frontage on both Kawaiahao and Waimanu	
Thoroughfare Plan	<u>2 Thoroughfares:</u> Kawaiahao & Waimanu Streets	Consistent with Figure 1.7B of Mauka Area Rules	
Open Space	15% of lot = 3,179 sf	8,477 sf	Exterior recreation space also serve as open space. Consistent with §15-217-56(d) of Mauka Area Rules
Landscape	Native and/or Adaptive Species	Native and/or Adaptive Species	
Recreation Space	55 sf / dwelling unit 153 units = 8,415 sf	8,477 sf on 2 nd & 5 th floors	

HCDA Rules

	Ch. 217 Plan & Rule	Proposed Project	Comments
Floor Plate	5 th -7 th floors average 60% of floorplate	20,229 sf floorplate, Floors 5-7 average 12,136 sf (60%)	
Orientation	No requirement		
Tower Separation	Not applicable		
Green Building	LEED or Equivalent	LEED Certified	

HCDA Rules

	Ch. 217 Plan & Rule	Proposed Project	Comments
Flood Zone	Flood Zone X – No Requirements	Flood Zone X – Outside of .2% annual chance of 500-year flood	
Parking	No off-street parking for Central Kakaako. 1 stall/unit for reserved housing	91 stalls	Mechanical parking system proposed. Allowed by 15-217-63(i)(4)
Parking Access	22’ from property line	Greater than 22’ from property line	
Loading	1 stall	1 loading, 1 handicap	
Public Facilities Dedication	4% residential (less reserved housing) = 2,861 sf	866 sf in widened sidewalk along Kawaiahao St	Remaining by payment of lieu-in-fee. Allowed by 15-217-65(c)(2).

- **The requirement for public facilities dedication is 4% residential floor area (excluding reserved housing), which amounts to 2,840 square feet of land.**
- **The Applicant is proposing to provide 866 square feet along Kawaiahao Street to widen the sidewalk.**
- **The Applicant is proposing to satisfy remaining 1,974 square feet requirement by paying cash-in-lieu fee of \$189/sq ft for a total of \$373,086.**

Public Facilities Dedication

- **The applicant is requesting to retain credit for residential units that qualify and meet terms of reserved housing in surplus of the requirement for the Project.**
- **Due to the off-street parking requirement for reserved housing units, only 67 units would be eligible for reserved housing credit with parking proposed to be provided on-site.**
- **The remaining 62 residential units without parking on-site, could be eligible for reserved housing if required parking is provided off-site within 1,200 feet of the project location, subject to the provisions of 15-217-63(f)(3) of Mauka Area Rules.**
- **The reserved housing credits could be applied to meet requirements of future projects within the Kaka'ako District.**
- **Since the Project is predominantly studio units, a multiplier of 0.63 is recommended to be used to convert eligible units into credit.**

Reserved Housing

- **The Applicant is not requesting any modifications of the Mauka Area Rules.**

Modifications Requested
